145.0	0006	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	918,900 / 918,900
					USE VALUE:	918,900 / 918,900
					ASSESSED:	918,900 / 918,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		WALL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIN CLIFTON
Owner 2:	YUAN YUE M
Owner 3:	
Street 1:	27 WALL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VAN DER HEIJDEN ADRIANUS H & -
Owner 2:	SHAKLEE PAIGE -
Street 1:	27 WALL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 2707 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4762.000	468,600		450,300	918,900
Total Card	0.109	468,600		450,300	918,900
Total Parcel	0.109	468,600		450,300	918,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.45 /Parcel: 339.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95499

GIS Ref

GIS Ref

Insp Date 04/19/18

!11378!

PREVIOUS ASSESSMENT

Parcel ID 145.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	468,600	0	4,762.	450,300	918,900		Year end	12/23/2021
2021	101	FV	455,600	0	4,762.	450,300	905,900		Year End Roll	12/10/2020
2020	101	FV	335,900	0	4,762.	450,300	786,200	786,200	Year End Roll	12/18/2019
2019	101	FV	241,200	0	4,762.	422,100	663,300	663,300	Year End Roll	1/3/2019
2018	101	FV	240,800	0	4,762.	349,000	589,800	589,800	Year End Roll	12/20/2017
2017	101	FV	240,800	0	4,762.	320,800	561,600	561,600	Year End Roll	1/3/2017
2016	101	FV	209,600	0	4,762.	292,700	502,300	502,300	Year End	1/4/2016
2015	101	FV	201,100	0	4,762.	287,100	488,200	488,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:25:10

LAST REV

Date	Time
09/28/20	10:01:26
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11378

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAN DER HEIJDEN	75371-104	1	8/14/2020		925,000	No	No		
KIDDLE MARY ELL	65805-379		7/28/2015		611,000	No	No		
KIDDLE MARY ELL	52660-411		4/29/2009	Family	1	No	No		
	20059-362		9/1/1989		1	No	No		A

USER DEFINED

Prior Id # 1:	95499
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2019	1002	Dormers	60,000	O				
11/3/2015	1696	Redo Kit	60,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/28/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
7/2/2020	Permit Visit	DGM	D Mann
4/19/2018	MEAS&NOTICE	HS	Hanne S
7/26/2016	Permit Visit	DGM	D Mann
7/26/2016	Left Notice	DGM	D Mann
11/8/2008	Meas/Inspect	355	PATRIOT
1/20/2000	Inspected	277	PATRIOT
12/7/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4762		Sq. Ft.	Site		0	80.	1.18	9									450,287						450,300	

Total AC/HA:	0.10932	Total SF/SM:	4762	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	450,287	Spl Credit		Total:	450,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.15847456
Const Adj.:	0.99000001
Adj $ / SQ:	160.565
Other Features:	115449
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	525358
Depreciation:	56739
Depreciated Total:	468619

COMMENTS

BMT GAR REAR DORMER REAR
STAIRS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB					

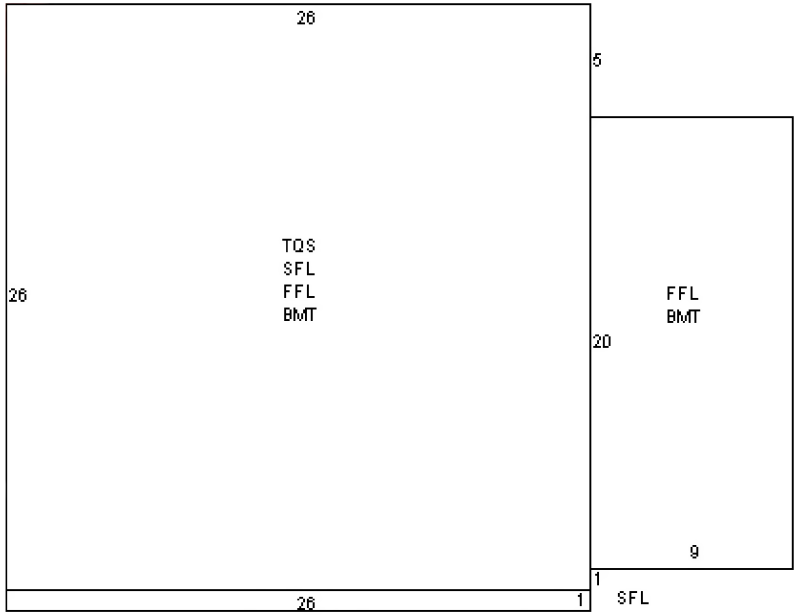
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	160.56
Special Features:	0	Val/Su Net:	160.42
Final Total:	468600	Val/Su SzAd	226.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	856	91.520	78,343
FFL	First Floor	856	160.560	137,443
SFL	Second Floor	702	160.560	112,716
TQS	3/4 Story	507	160.560	81,406
	Net Sketched Area:	2,921	Total:	409,908
Size Ad	2065	Gross Area	3090	FinArea 2707

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc